



MEETING MINUTES

Board of Zoning Appeals

Thursday, March 22, 2018

AGENDA

- 1. PUD, Dublin Methodist Hospital – Temporary Trailer 18-015SP** **7500 Hospital Drive**
Special Permit (Approved 5 – 0)

The Chair, Rion Myers, called the meeting to order at 6:30 p.m. Other Board members present were: Sarah Herbert, Martha Cooper, Satya Goyal, and Jamie Zitesman. City representatives were: Tammy Noble, Logan Stang, and Flora Rogers.

Administrative Business

Rion Myers presented Mr. Zitesman with a Service Award and thanked him for his guidance and dedication. Jamie Zitesman said it has been a great honor and pleasure to be on this Board of Zoning Appeals for the last six years. He added it has been a great opportunity to participate in City Government.

Motion and Vote

Ms. Herbert moved, Mr. Goyal seconded, to accept the documents into the record. The vote was as follows: Mr. Zitesman, yes; Mr. Myers, yes; Ms. Cooper, yes; Mr. Goyal, yes; and Ms. Herbert, yes. (Approved 5 – 0)

Motion and Vote

Mr. Zitesman moved, Ms. Cooper seconded, to approve the November 16, 2017, meeting minutes. The vote was as follows: Ms. Herbert, yes; Mr. Goyal, yes; Mr. Myers, yes; Ms. Cooper, yes; and Mr. Zitesman, yes. (Approved 5 – 0)

Communications

Logan Stang said the biggest change to the Council Chambers is that all the Board Members now have a personal monitor in front of them to view the information being presented. He said the monitors will display the same information presented on the screens.

Mr. Stang reported that at the City Council meeting on Monday, there were appointments announced. He congratulated Martha Cooper for being reappointed for another term to the Board of Zoning Appeals. He said Council also appointed Jason Deshler to be Mr. Zitesman's replacement and he will be sworn in at the next meeting.

Mr. Stang asked if there are any issues with OneDrive, staff will get those resolved with the assistance of IT, as quickly as possible.



Mr. Stang noted a Chair and Vice Chair training is tentatively scheduled for June 2018 immediately followed by training from Greg Dale for all of the members and commissioners on public meetings and providing comments, etc. He said this has been done in the past and has received great feedback from the various boards and commissions.

The Chair swore in any witnesses planning to address the Board during this meeting.

**1. PUD, Dublin Methodist Hospital – Temporary Trailer
18-015SP**

**7500 Hospital Drive
Special Permit**

The Chair, Rion Myers, said the following application is a proposal for the temporary installation of an MRI technology trailer with associated building connections and parking pad for the Dublin Methodist Hospital. He said the property is zoned Planned Unit Development District (OhioHealth Medical Campus) and is north of Hospital Drive, approximately 1,500 feet southwest of the intersection with Avery-Muirfield Drive. He said this is a request for review and approval of a Special Permit under the provisions of Zoning Code Sections 153.097 and 153.231.

Logan Stang presented an aerial view of the hospital campus, as well as the proposed site for this temporary trailer, which is in the northwest portion of the campus site. He said this area is used as an ambulance entrance only and is not intended for direct public access. He said the trailer will be located adjacent to five parking spaces and the striped connection from the building to the helipad. During the trailers use, he said, the five parking spaces will become unavailable; however, once removed these spaces will once again become accessible to employees. He pointed out an existing evergreen landscape screen that runs along the southern portion of the ambulance entrance where visibility is most prominent for this location. He said this landscaping along with the massing of the building to the east will serve to screen this trailer during its operation.

Mr. Stang presented the proposed elevations for the trailer that is a mobile MRI unit intended for use during an expansion of the northwest corner of the Dublin Methodist Hospital. He said the applicant is proposing a maximum timeframe of six months at which point the trailer will be removed from the site.

Mr. Stang said utilities will be provided through building connections and this location will serve as a future loading space on an 'as needed' basis for any future trailers for equipment replacements.

Mr. Stang presented the existing landscape screen as seen from the south as well as other landscaping in the parking area. He said the trailer would be completely obscured from view with it located behind the screen.

Mr. Stang concluded, based on the requirements for portable structures, criteria have been met or met with conditions. He said the Special Permit Review criteria have also been met or met with conditions for compliance with applicable code requirements, compatibility to surrounding uses and developments, and adherence with the intent of the zoning district.

Mr. Stang said approval is recommended for the Special Permit with three conditions:

- 1) That the trailer not contain any logos, decals, or artwork except those directly required by the manufacturer for branding or those required for general safety by any and all public or private organizations;
- 2) That the trailer either be properly removed from the site or the applicant file a new special permit application for a time extension by September 22, 2018; and

- 3) That the applicant obtain all required zoning approvals and building permits for any site and/or building modifications, prior to construction commencing.

The Chair asked if there were any questions. [There were none.] He asked if anyone from the public wanted to speak in regards to this application or if the applicant wanted to approach the Board.

Dorothea M.C. Stamm, M+A Architects, 6971 Havington Court, Dublin, said she was not aware of the timing condition until today. She said the September 22 date is six months from today but there will be construction for a month and asked that the date be moved to October 22, 2018. Mr. Stang answered if the Board chooses to, that condition can be amended. He added that Special Permits can be allowed for up to one year from the date of the approval.

Jamie Zitesman asked if the October 22 date will suffice to ensure enough time is provided for the applicant or would more time be needed. Ms. Stamm said the 31st would be the latest date because she has told the hospital six months maximum with the intention that the trailer would not go onto the site until May 1, 2018. Mr. Stang suggested a date of November 1, 2018, if that would work both for the applicant and the Board.

Sarah Herbert asked the applicant if she had any issues with the other two conditions to which Ms. Stamm answered she did not.

The Chair closed the public portion of the meeting and opened the discussion up to the Board. [Hearing none.] He said the condition would be changed and called for a motion.

Motion and Vote

Ms. Cooper moved, Ms. Herbert seconded, to modify condition number two in order to extend the time period so that the trailer can be on site until November 1, 2018. The vote was as follows: Mr. Zitesman, yes; Mr. Myers, yes; Ms. Cooper, yes; Ms. Herbert, yes; and Mr. Goyal, yes. (Approved 5 – 0)

Motion and Vote

Mr. Zitesman moved, Mr. Goyal seconded, to approve the Special Permit for a portable structure with three conditions as modified today because the request meets all the applicable review criteria for a Special Permit under the provisions of Zoning Code Sections 153.097 and 153.231:

- 1) That the trailer not contain any logos, decals, or artwork except those directly required by the manufacturer for branding or those required for general safety by any and all public or private organizations;
- 2) That the trailer either be properly removed from the site or the applicant file a new Special Permit application for a time extension by November 1, 2018; and
- 3) That the applicant obtain all required zoning approvals and building permits for any site and/or building modifications, prior to construction commencing.

* Dorothea M.C. Stamm agreed to the above conditions. The vote was as follows: Mr. Myers, yes; Ms. Cooper, yes; Ms. Herbert, yes; Mr. Goyal, yes; and Mr. Zitesman, yes. (Approved 5 – 0)

The Chair asked if there were any further comments. [Hearing none.] He said the next BZA meeting is scheduled for April 26, 2018. He adjourned the meeting at 6:45 pm.

As approved by the Board of Zoning Appeals on June 28, 2018.